Know all Merby these Aresents

That Maurice G. Ladd and Shirley T. Ladd, Husband and wife and both of Waterville, County of Kennebec, state of MAine. TRANSFER

003872

In consideration of one dollar and other valuable considerations

paid by Joseph H. Marcoux, Undyabi Marcoux; husbandkand Wifegeboth of Winslow, County of Kennebec, state of Maine and having a mailing address at: 31 Marie Street, Winslow, ME 04901

the receipt whereof

hereby acknowledge, do hereby give, grant,

TAX

bargain, sell and convey unto the sold | Joseph H. Marcoux and | Judy E. Marcoux

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, a certain parcel of land together with

Beginning at an iron pin at the northeast corner of land conveyed by the Waterville Urban Renewal Authority to Fed J. Rossignol and Jean W. Rossignol; thence north forty-five degrees west (N 45 ° W) a distance of ninety (90) feet; thence north forty-five degrees east (N 45° E) a distance of thirty-one (31) feet; thence south forty-five degrees east (S ° 45 E) a distance of ninety (90) feet; thence south forty-five degrees west (S 45 ° W) a distance of thirty-one (31) feet to the point of beginning.

Being the same premises shown as Parcel 21B on "Location Plan, Parcels, Waterville Urban Renewal Authority, Disposition Waterville, Maine " as drawn by Richard J. Carey, Surveyor, dated September 9, 1967 and recorded in the Kennebec Registry of Deeds in Plan Book 34, Page 22.

Being the same premises conveyed to Emile J. Cote and Henrietta B. Cote by deed from the Waterville Urban Renewal Authority dated September 13, 1968 and recorded in Kennebec Registry of Deeds in Book 1478, Page 136.

This conveyance is made subject to all covenants, easements and restrictions set forth in said deed from the Waterville Urban Renewal Authority dated September 13, 1968, and said covenants, easements and restrictions are incorporated herein by reference as though specifically set forth.

Excepting the exclusive easement for storage and display of merchandise and similar uses in the southeasterly corner of the above described premises and building located thereon, which said easement is all and the same as was conveyed by Emile J. Cote, et ux to Fred J. Rossignol, et ux by deed recorded in said Registry, to which conveyance and record thereof reference is hereby made for a more complete and particular description thereof.

Being all and the same premises conveyed by Emile J. Cote and Henrietta B. Cote to Maurice G. Ladd, Jr., and Shirley Ladd also known as Shirley T. Ladd by deed dated December 31, 1975 and recorded in the Kennebec County Registry of Deeds in Book 1878 at

The above described premises are currently subject to an undischarged mortgage given by said Maurice G. and Shirley T. Ladd to the aforesaid Emile G. and Henrietta B. Cote dated December 31, 1975 and recorded in said Registry of Deeds in Book 1876 at Page 208. This mortgage has been paid in full but never discharged. The Grantors covenant with the Grantees that they will clear this cloud upon the title.

The premises are also subject to a lease from the Grantors to MGL, Incorporated.

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In Have and to I thereof, to the said	Hold the aforegrante	d and bargaine	d premises with all	the privileges and a	npurtenances
Joseph H. Marc	oux and Judy E.	. Marcoux			
	not as tenants in cor the survivor of them			and the survivor of the forever.	rem, and the
And we do	COVENANT w	ith the said Gra	intees, as aforesaid,	that we are:	
lawfully seized in fe	ee of the premises, th	at they are free	of all incumbrances	e, except as afo	resaid
that we't s		have goo	d right to sell and co	nvey the same to the s	said Grantees
to hold as aforesaid,	and that we		and our	hetrs	shall and will
				and the survivor of ti and demands of all 1	
In Witness Wher	eof, we the	said Maurice	e G. Ladd, Jr. a	and Shirley T. L	_add
rzkerrkkkhrakkr	rckere		,,,,,,,,,	VIX XX XXXX XX XX XX (NYX XX XX XX XX XX XX XX	
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day of December Ninety-four		in the y	ne year of our Lord one thousand nine hundred and		
Signed, Se	aled and Delivered or Municel)	Maurice G. L. Shirley T. L.	Ladd	
S tate of Maine,	Perso	Somerset	\$55. Dece	mber 30, 177:	19 94
	Maur	rice G. Ladd Fley T. Ladd			
the foregoing instru	ment to be their	• free act a	nd deed.	and ac	cknowledged (SERV)
Before me,	RECEIVED KENNEGEC SS.		7	0	
	95 FEB 27	95 FEB 27 All 9: 00		Loffenil	
	ALTEST: Lamas	Buch Many	John L. Merr		Votary Public

ALTEST: Larma Court) Manne REGISTER OF DEFOS